

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting April 26, 2004

Members Present: Roberta Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Charles Cilenti-Planner, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Terry Neal-Attorney, Keith Hunter-Environmental Health Director, Brad Burris-Fire Services, Barry Ginn-Ginn Engineering, Michael Springstead-Springstead Engineering, and Marge Thies-Acting Secretary.

The meeting convened at 2:03 P.M.

Mr. Helms moved to approve the minutes from the April 19, 2004 meeting. Mr. Cilenti seconded the motion and the motion carried.

Old Business:

None

New Business:

Bigham RVPUD Zoning Request –

This application has been withdrawn.

Shamrock Commercial Property – Major Development – Preliminary and Engineering Review

Mr. Bob Farner and Mr. Jeff Head, Farner Barley and Associates, were present and requesting preliminary and engineering approval on a major development to construct six office buildings to be used in conjunction with industrial uses. Mr. Helms' and Mr. Ginn's comments regarding the project had been received by Mr. Head and were discussed by the agents present and committee members. The interior road(s) will be maintained by a Property Owners Association. Mr. Burris requested the fire hydrant be relocated to a more centralized location along the access roads to the buildings.

Roberta Rogers, Director
Planning and Development
(352) 793-0270

Richard Helms,
Development Coordinator
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Bernard Dew, County Administrator
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Benny G. Strickland, Chairman
Dist 1, (352) 753-1592 or 793-0200
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Joey A. Chandler, Vice Chairman
Dist 2, (352) 748-5005
6255 CR 249
Lake Panasoffkee, FL 33538

Billy "Tiny" Rutter, Dist 3
(352) 748-4220
5885 CR 472
Oxford, FL 34484

James "Jim" Roberts, Dist 4
(352) 793-4776
209 North Florida Street
Bushnell, FL 33513

Robin Cox, Dist 5
(352) 793-6910
P.O. Box 1482
Webster, FL 33597

Mr. Ginn moved for preliminary and engineering approval subject to all items being addressed and revised plans being submitted. Mrs. Keenum seconded the motion and the motion carried.

Mr. Ginn excused himself after the above case was heard.

Villages of Sumter – Village of Largo Postal Park and Neighborhood Recreation Center – Major Development – Preliminary Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary plan approval for the construction of a postal facility and a pool building. Mr. Cilenti's comments had been received by Mrs. Webb-Paris.

Mr. Helms moved for preliminary approval subject to all items being addressed and revised plans being submitted. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 117 - Major Development – Engineering Review

Mr. Richard Busche, Kimley-Horne and Associates, was present and requesting engineering approval on a 143-lot subdivision. Mr. Springstead's comments had been received by Mr. Busche.

Mr. Springstead moved for engineering approval subject to all items being addressed and revised plans being submitted. Mrs. Howard seconded the motion and the motion carried.

Mr. Springstead, the Committee, and the agents present had a brief discussion regarding comments on the preliminary plans. Mr. Springstead stated there were notes on the preliminary plans that needed to be shown on the engineering plans. This would alleviate the necessity of taking two sets of plans to the field. Mr. Springstead will work with the engineers of record on this.

VOS: Emmalee Villas – Major Development – Preliminary and Engineering Review

Mr. Richard Busche, Kimley-Horne and Associates, was present and requesting preliminary and engineering approval on a 109-lot subdivision. Mr. Cilenti's and Mr. Springstead's comments had been received by Mr. Busche. Mrs. Rogers stated an emergency entrance was not shown on the plans and one was needed for this development. Type C screening will be required on the north property line.

Mr. Cilenti moved for preliminary and engineering plan approval subject to all items being addressed and revised plans being submitted. Mr. Helms seconded the motion and the motion carried.

VOS: Hemingway Kenya Championship Golf Course – Medium development – Conceptual Review

Mr. Bob Palmer, Farner Barley and Associates, was present and requesting conceptual plan approval to develop a 9-hole championship golf course. The proposed golf-cart path is not shown on the plans. Building setback lines for all structures shall be provided.

Mr. Helms moved for conceptual plan approval subject to all items being addressed and revised plans being submitted. Mr. Springstead seconded the motion and the motion carried.

VOS: Hemingway Havana Championship Golf Course – Medium Development – Conceptual Review

Mr. Bob Palmer, Farner Barley and Associates, was present and requesting conceptual plan approval to develop a 9-hole championship golf course. The proposed golf-cart path is not shown on the plans. All structure building setback lines shall be provided on the site plan.

Mr. Helms moved for conceptual plan approval subject to all items being addressed and revised plans being submitted. Mr. Springstead seconded the motion and the motion carried.

The next meeting is scheduled for May 3, 2004.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried. The meeting adjourned at 3:10 P.M.